


Housing and Emergency Shelter Trust Fund Act of 2002



State of California

Department of Housing and
Community Development



Overview

- ◆ \$2.1 billion
- ◆ Will fund programs administered by HCD and CHFA
- ◆ Funds mainline HCD programs as well as “categorical” programs

Bond Bill Allocations

Fund	Program	Dollars
Housing Rehab Loan Fund		\$910,000,000
	Multifamily Housing Program	\$800,000,000
Preservation Opportunity Fund		\$50,000,000
	Supportive Services Space	\$20,000,000
	Local Housing Trust Funds	\$25,000,000
	Student Housing	\$15,000,000
Emergency Housing and Assistance Fund	EHAP Capital Development Grants	\$195,000,000
Housing Rehab Loan Fund	Supportive Housing Projects	\$195,000,000
Joe Serna, Jr. FWHG Fund		\$200,000,000
	Farmworker Housing Grant Program	\$155,000,000
	Migratory Agricultural Workers	\$25,000,000
	Developments w/ Health Services	\$20,000,000
Self Help Housing Fund		\$205,000,000
	CalHome Program	\$115,000,000
	BEGIN	\$75,000,000
	Accessibility Grants for Renters	5,000,000
	California Self Help Housing Program	\$10,000,000
Housing Rehab Loan Fund	Code Enforcement	\$5,000,000
Self Help Housing Fund		\$290,000,000
	CA Homebuyers' Downpmt. Asst. Prog	\$117,500,000
School Facilities Fee Assistance Fund		\$50,000,000
California Housing Loan Insurance Fund		\$85,000,000
	Assistance w/in Revitalization Areas	\$12,500,000
	Downpayment Assistance	\$25,000,000
Jobs Housing Improvement Account		\$100,000,000

Forecasted Funding Schedule

- ◆ With the passage on November 5th:
 - ✍ Department is rolling out initial NOFAs for its mainline programs this month and next.
 - ✍ Categorical programs will have NOFA releases after July 2003.

Post-January 2003 NOFAs

◆ MHP (Jan 16)	\$70 million
◆ Supportive Housing (Jan 16)	\$25 million
◆ EHAP (Jan 17)	\$31 million
◆ Joe Serna, Jr. (Jan 24)	\$30 million
◆ J/H Balance (Jan 24)	\$25 million
◆ JSJ Migrant Housing (Feb 7)	\$25 million
◆ Self-Help Housing (Feb 7)	\$ 2 million
◆ Code Enforcement (Feb 14)	\$4.75 million
◆ Preservation (Mar)	\$4.8 million
◆ CalHome (April)	\$25 million
Total:	\$242.5 m

Post-July 2003 Initial Releases

◆ BEGIN	\$24 million
◆ Student Housing	\$ 8 million
◆ Supp Serv Space	\$10 million
◆ Housing Trusts	\$13 million
◆ JSJ w/ Health	\$20 million
Total:	\$75 million

Ongoing Releases

◆ CalHome	\$25m/yr x 3.5 yrs
◆ Self Help	\$3.5m/yr x 2 yrs
◆ MHP	\$153m/yr x 2 yrs
	\$124m/yr x 3.5 yrs
◆ Supportive Hsg.	\$35m/yr x 4.5 yrs
◆ JSJ Farmworker	\$30m/yr x 4.5 yrs
◆ EHAP	\$31m/yr x 5 yrs
◆ J/H Balance	\$33m/yr x 2 yrs

Forecasted Outcomes

- ◆ Total Forecasted Production:
 - ✍ **131,000-134,000 units of affordable housing produced or preserved**
- ◆ Leverage:
 - ✍ **\$13.7 billion - \$15.1 billion**

Production Estimates cont.

◆ Including:


- ✍ MHP: 12,600 – 13,650 units
- ✍ Supportive Hsg: 2,380 – 2,530 units
- ✍ Farmworker: 6,800 – 8,500 units
- ✍ CalHome: 9,450 units
- ✍ Self Help: 1,530 – 1840 units




**Department of Housing and Community
Development**



MULTIFAMILY HOUSING PROGRAM



**MHP General and
Supportive Housing**



MHP Basics

- ◆ MHP Bond NOFA #1: Issue NOFA on or about January 16, 2003.
- ◆ MHP General: \$70 million.
- ◆ Supportive Housing: \$25 million.
- ◆ Application Deadline: March 18, 2003.
- ◆ Award Date: June 6, 2003.

(Prior to CDLAC 3rd Round Application Due Date)

Eligible Projects

- ◆ Multifamily rental and transitional housing projects of five or more units
 - ✍ New Construction
 - ✍ Acquisition and Rehabilitation
 - ✍ Rehabilitation
 - ✍ Conversion of Nonresidential Structures

Eligible Projects

◆ Supportive Housing Projects:
Permanent housing for targeted populations.

- ✍ Supportive Housing units must be occupied by households that are:
 - ✍ homeless, or At-Risk of homelessness; and
 - ✍ Include a disabled adult.
- ✍ 9% tax credit projects are not eligible

Loan Terms

- ◆ 55-year term.
- ◆ Post Construction, Permanent financing.
- ◆ 3% simple interest
- ◆ Except for required loan payment of .42 % of outstanding principal balance, residual receipts.

Loan Terms

- ◆ Unpaid interest and principal due at end of loan term.
- ◆ Maximum loan amount \$7 million per project.
- ◆ Loan limits per project based on base amount (\$30,000/restricted unit) plus amount tied to deeper income targeting below 60% AMI.

Special Needs & Supportive Housing Projects

- ◆ Project must serve an eligible population
- ◆ Specific, feasible plan for funding and delivery of services to population
- ◆ Cannot violate laws barring housing discrimination

Selection Criteria

◆ Serve lowest income	35 pts.
◆ Addresses local housing needs	15
◆ Developer/ownership experience	20
◆ Large family/special needs	35
◆ Leverage other funds	20
✍ (SH calculation)	
◆ Project readiness	15
◆ Infill/Ad. Reuse/Proximity to Amenities	<u>10</u>
TOTAL	150

MHP Schedule

MHP ACTIVITY	TENTATIVE DATE
NOFA Published	January 16,2003
Four Application Workshops	San Francisco – February 5, 2003 Sacramento – February 11, 2003 San Diego – February 13, 2003 Los Angeles – February 14, 2003
Applications Due	March 18, 2003
Loan & Grant Committee Meeting	May 30, 2003
Awards Announced	June 6,2003



MHP Website:



***[www.hcd.ca.gov/ca/
mhp/](http://www.hcd.ca.gov/ca/mhp/)***

